



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE AGENDA

THURSDAY, NOVEMBER 2, 2006

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

The Special Studies Committee will meet to consider the following items:

- 1. Docket No. 06100012 ADLS Amend: 550 Congressional – Signage**
The applicant seeks approval for a sign package.
The site is located at 550 Congressional Blvd. and is zoned B-2.
Filed by Lisa Bohn for LB&A Sign Management.
- 2. Docket No. 06100013 ADLS Amend: AT&T – Signage**
The applicant seeks approval for a new ground sign.
The site is located at 4160 E 96th St and is zoned B-3.
Filed by Ron Moenter for Moenter Sign.**Docket No. 06080006 ADLS Amend: Opus**
- 3. Docket No. 06100017 ADLS Amend: Harley Davidson – Signage**
The applicant seeks approval for a new ground sign.
The site is located at 4146 E 96th St and is zoned B-3.
Filed by Don Miller for A Sign By Design.
- 4. Docket No. 06100018 ADLS Amend: Lakes of Carmel – Signage**
The applicant seeks approval for a new sign package.
The site is located at 382 Arbor Dr is zoned M-3.
Filed by Tracy Mendez for BH Management.
- 5. Docket No. 06100019 ADLS Amend: Bella Chic – Signage**
The applicant seeks approval for a new ground sign.
The site is located at 111 1st st sw and is zoned I-1.
Filed by Derek Wellman for Bella Chic.

- 6. Docket No. 06100020 ADLS Amend: Goodwill – Signage**
The applicant seeks approval for two new wall signs.
The site is located at 1122 Keystone Way and is zoned B-8.
Filed by Brad Barnes for Barnes Investment.
- 7. Docket No. 06100022 ADLS Amend: Old Town on the Monon – Signage**
The applicant seeks approval for three new signs.
The site is located at 111 W Main St is zoned C-2 and is in the Old Town Overlay
Filed by John Sweeney for Barrett & Stokely, Inc.
- 8. Docket No. 06080006 ADLS Amend: Opus Landmark @ Meridian Phase II**
The applicant seeks approval for the construction of a 124,215-square foot, four-story office building in an existing office park.
The site is located at 10333 North Meridian Street and is zoned B2.
Filed by Steve Foster of Opus North.
- 9. Docket No. 06050001 Z: Legacy/East Carmel PUD Rezone**
The applicant seeks to rezone 509.234 acres from S-1 to Planned Unit Development for the purpose of creating a primarily residential, mixed-use development.
The site is located north of 126th Street, south of 146th Street, and on either side of River Road. Filed by Steve Pittman and Paul Rioux of Pittman Properties.
- 10. Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility**
The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed.
The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2.
Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.
- 11. Docket No. 06070008 DP/ADLS: Pennwood Professional Office Park.**
The applicant seeks to construct two, 2-story office buildings, on a 4.11-acre parcel.
The site is located at 11505 North Pennsylvania Street and is zoned B5.
Filed by E. Davis Coots of Coots, Henke, and Wheeler.
- 12. Docket No. 06080032 DP/ADLS: Medical Drive Shoppes**
The applicant seeks to construct a 9,600 square foot, one-story commercial retail building on the site of a former child care facility.
The site is located at 126 Medical Drive and is zoned B8/Business.
Filed by Mukesh Patel (owner).

13. Docket No. 06080036 Rezone: Park Place PUD.

The applicant seeks rezoning approval for a 19.55-acre parcel, currently zoned R1, requested to be rezoned to the PUD classification to provide for active adult residential development.

The site is located north of 116th Street, on the east side of Guilford Road.

Filed by James Shinaver of Nelson and Frankenberger for Guilford Partners LLC

14. Docket No. 06080038 DP/ADLS: Midwest ISO.

The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 147,000-square foot, 3-story plus basement office building located on 10.042 acres. A connecting pedestrian bridge to an existing office building is also proposed.

The site is located at the northwest corner of City Center Drive and West Carmel Drive, and is zoned M3.

Filed by Paul Reis of Bose McKinney & Evans LLP for Carmel Drive Partners, LLC.

15. Docket No. 06090038 ADLS Amend: The Terraces @ Rosewalk on Main

The applicant seeks approval to construct two apartment buildings, providing a total of 14,100 square feet, in an existing complex.

The site is located 35 Rosewalk Circle, and is zoned Old Meridian/Mixed Use, within the Old Meridian Overlay District.

Filed by Mark Boyce for Rosewalk on Main, LLC.

16. Docket No. 06090040 ADLS Amend: Williams Realty Parking Expansion

The applicant seeks approval to expand an existing parking lot, by adding 25 spaces on a parcel measuring 2.036 acres.

The site is located at 9830 Bauer Drive and is zoned B3.

Filed by Darci Pellom of Civil Designs, LLP for Williams Realty.